

Exhibit 'C'  
Legal Description of Commercial Property

**BEING** a tract of land situated in the T. & P.R.R. Co. Survey, Abstract Number 1035, Wise County, Texas, and being a portion of that tract of land described by deed to Northstar Ranch LLC, (tract 3) recorded in Instrument Number D217014609, County Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at the northwest corner of said Northstar Ranch tract, being in the east right-of-way line of US Business Highway 287;

**THENCE** S 89°49'58"E, 721.93 feet departing said east line, with the north line of said Northstar tract;

**THENCE** S 00°07'40"W, 164.30 feet;

**THENCE** N 89°52'20"W, 29.16 feet, to the beginning of a curve to the left;

**THENCE** with said curve to the left, an arc distance of 209.44 feet, through a central angle of 240°00'00", having a radius of 50.00 feet, the long chord which bears S 29°52'20"E, 86.60 feet, to the beginning of a curve to the right;

**THENCE** with said curve to the right, an arc distance of 52.08 feet, through a central angle of 59°40'52", having a radius of 50.00 feet, the long chord which bears N 59°58'06"E, 49.76 feet;

**THENCE** S 00°07'40"W, 438.72 feet, to the beginning of a curve to the left;

**THENCE** with said curve to the left, an arc distance of 531.93 feet, through a central angle of 32°35'46", having a radius of 935.00 feet, the long chord which bears S 16°10'13"E, 524.79 feet;

**THENCE** S 32°28'06"E, 180.25 feet;

**THENCE** S 57°31'54"W, 30.24 feet, to the beginning of a curve to the right;

**THENCE** with said curve to the right, an arc distance of 288.10 feet, through a central angle of 14°25'00", having a radius of 1145.00 feet, the long chord which bears S 64°44'24"W, 287.34 feet;

**THENCE** S 71°56'54"W, 249.60 feet to the east right of way line of the aforementioned US Business Highway 287;

**THENCE** N 18°03'06"W, 1606.63 feet to the **Point of Beginning** and containing 844,377 square feet or 19.384 acres of land more or less.